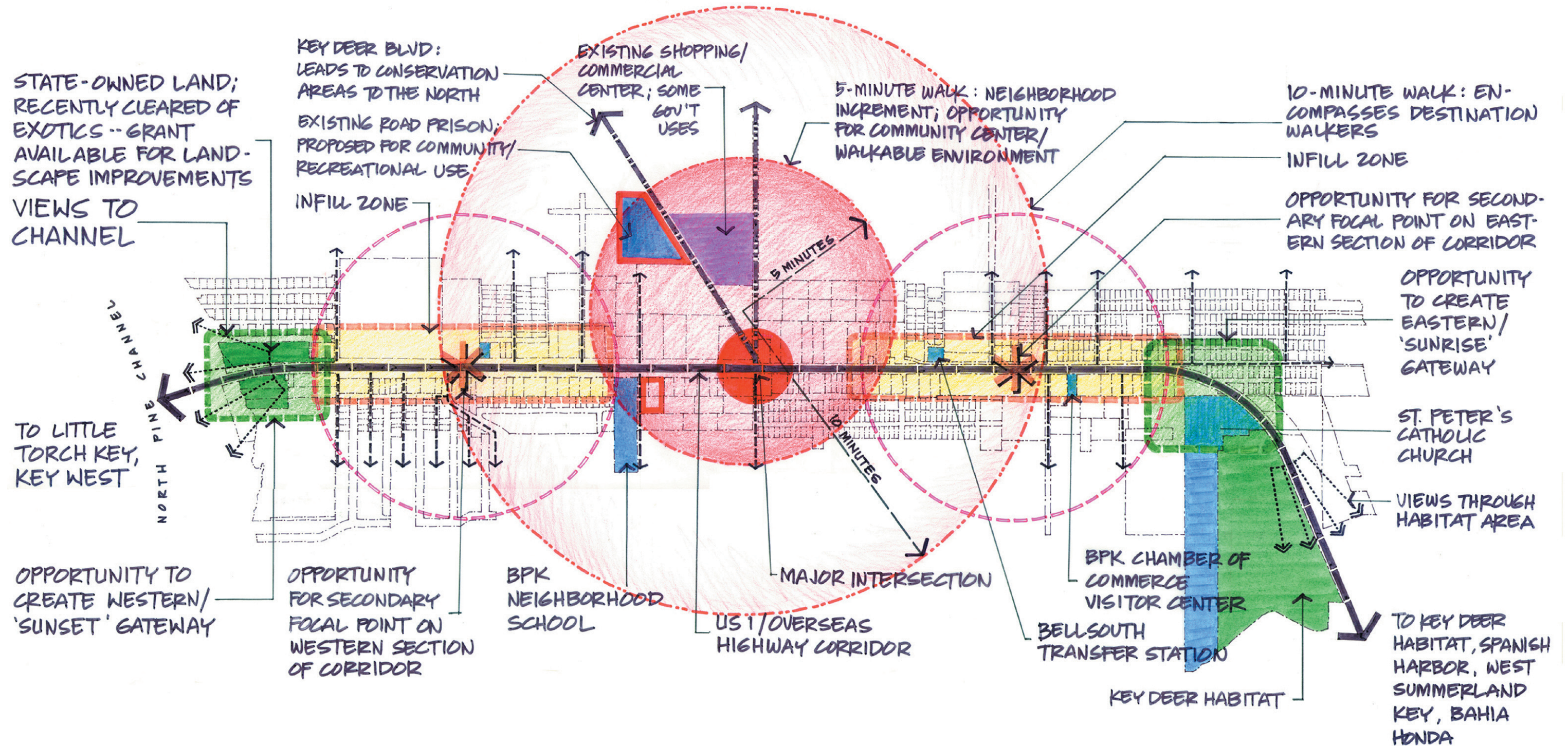


THE VISION PLAN

Big Pine Key/US 1 Corridor Area Enhancement Plan

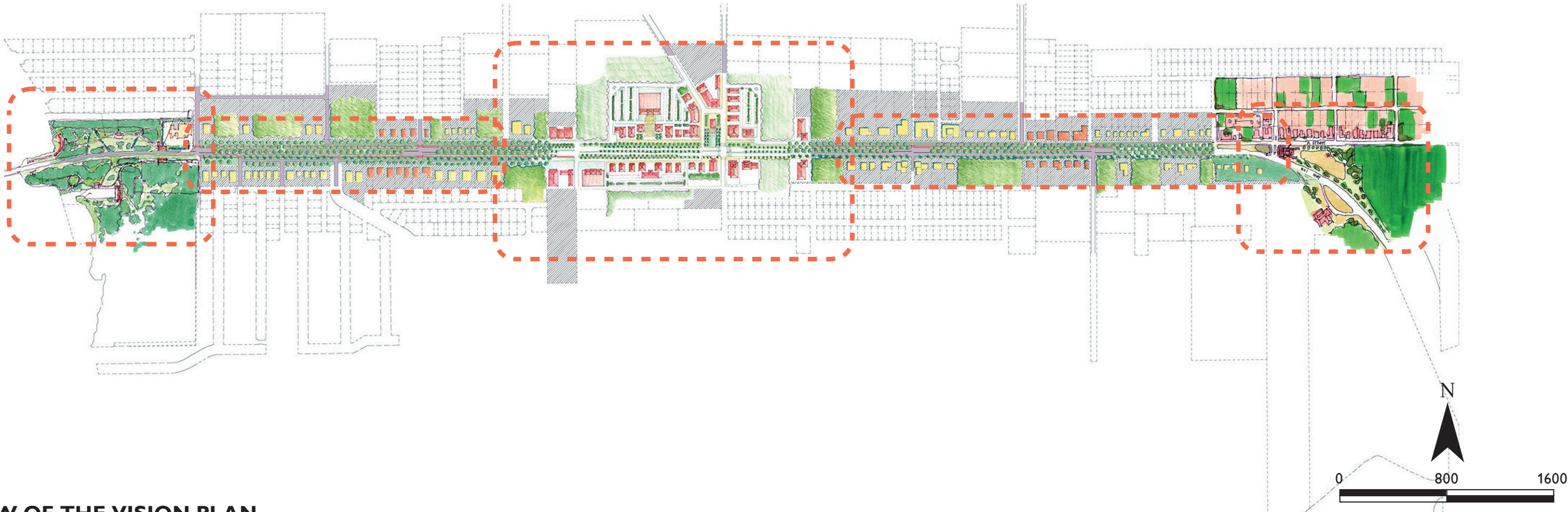
**OPPORTUNITIES AND CONSTRAINTS**

Due to the status of US 1 as a major thoroughfare and Big Pine Key's location as the northernmost of the Lower Keys, the corridor is rife with various opportunities for improved traffic management, revitalization, image building and revitalization.

The opportunities for gateways/portals and places of public interest exist at either end and at the center of the corridor. The tracts of land at the eastern and western sections of the US 1 corridor may be enhanced to define ingress and egress to/from the corridor

area. Meanwhile the center of the corridor may be enhanced as a new physical, civic center of the corridor and community. Portions along the corridor between these areas of special character provide opportunities for reinforcing the general development edges along US 1.

Big Pine Key/US 1 Corridor Area Enhancement Plan



OVERVIEW OF THE VISION PLAN

The East Park

The East Park acts as a strong character gateway to meet the influx of Big Pine Key and Key West-bound traffic head-on and to help the transition from the long seven-mile bridge approach. The character of the East park emphasizes long view corridors and soft, native planting to match the long approach sequence.

4th Street to West of Chambers Street

The area between 4th Street and west of Chambers Street includes St. Peter's Catholic Church, a funeral home, cremation facility and cemetery; a couple of gas stations; a Bellsouth substation, a soft drink plant; the Big Pine Motel and the Lower Keys Chamber of Commerce Visitors Center. The right of way is 100 feet wide at this portion.

The redevelopment of properties to the proposed standards is desired for the long term. However, given the issues associated with reprovioning those of the more "challenging" uses along this portion of US 1 (e.g. industrial, utility, crematorium and cemetery), it is anticipated that not all buildings may be redeveloped within the set planning horizon. As such, general, infill development is appropriate for this section of the corridor.

The Village Center

The area at the intersection of US 1, Key Deer Boulevard, Wilder Road and Chapman Street is the physical center of the corridor. No Name Key and the northern portions of Big Pine Key are largely accessed via this intersection. It is also currently the informal center of activity, with several major retail, commercial and community uses within a quarter mile.

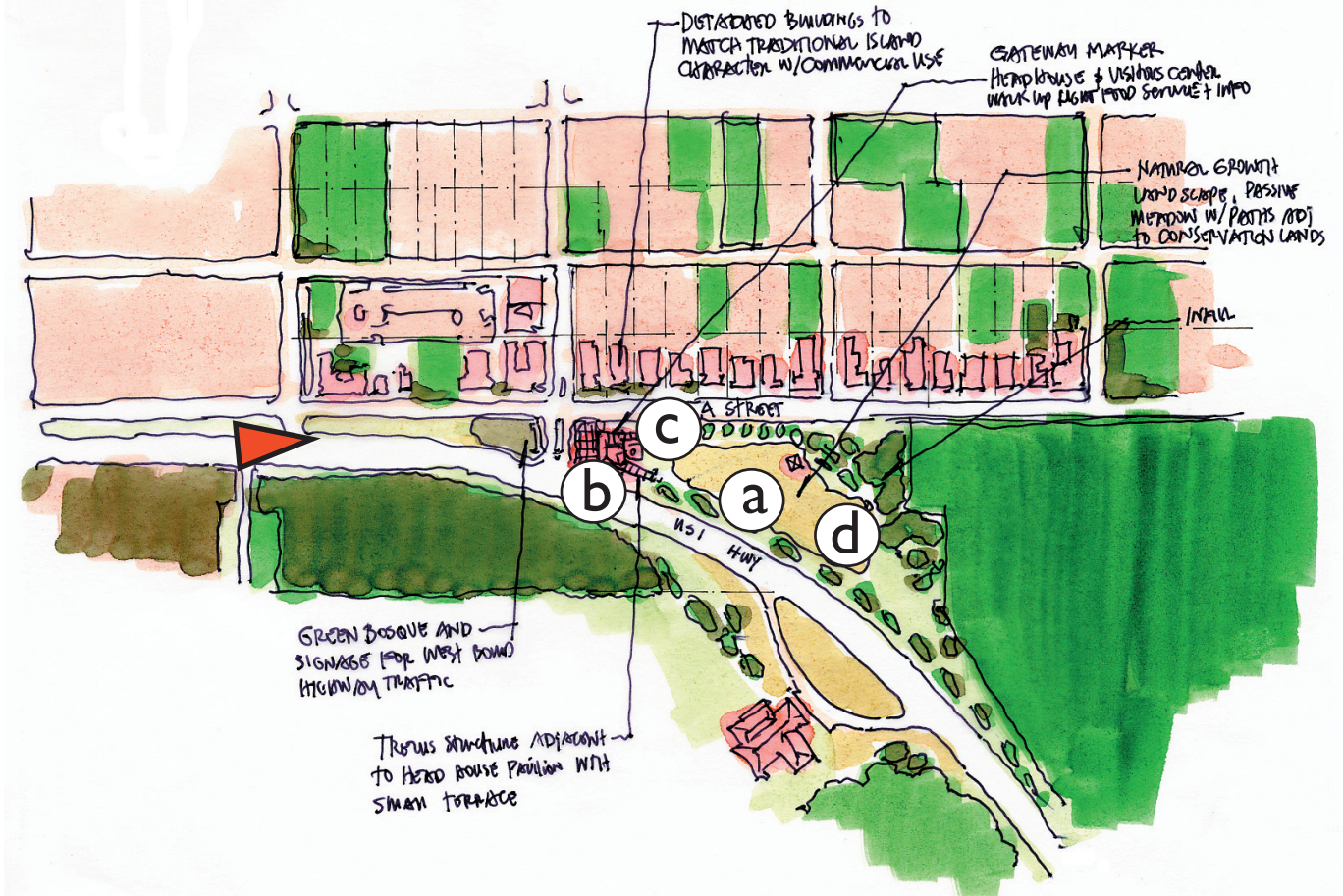
Loma Lane to Ships Way/West Cahill

The area between Loma Lane and Ships Way/West Cahill has a more uniform character of commercial and retail development, including several unique, local shops. The right of way is 180 feet wide at this section. This allows enough room for proposed a parallel reverse flow side street arrangement to facilitate local eastbound traffic accessing these establishments from the western section of the corridor. As with the 4th Street-Chambers Street section, general, infill development is deemed appropriate for this section of the corridor. Some areas of wetland/hammocks are located close to the western end. These help the transition from this section to the western gateway/open space area.

The West Park

The West Park is a more activity based, resident-oriented public amenity. The park acts to buffer eastbound traffic on US 1 and help form a gateway to the unique Big Pine Key culture, it is also ideally located for water based activities and famous Key sunsets. The character of the West Park is more loose and naturalized and incorporates walking and biking trails with facilities for sunset viewing.

Big Pine Key/US 1 Corridor Area Enhancement Plan



Vision Plan Special Areas: The East Park

Development of significant natural areas on US 1, intended to enhance the role of the Corridor on Big Pine Key, was explored in this study. The commonly held ideal of a more natural or 'green' corridor condition is supported with community parks anchoring the East and West ends of the island. These enhancements epitomize the nature and character of the island and give transition from the highway traffic of US 1 to the more measured pace of Big Pine Key.

Developing and refining an East Park gives the community an opportunity to present a strong character gateway. Facing the flow of west-bound traffic to Big Pine Key and through traffic to Key West; the park's frontage along US 1 can help visitors transition from Seven Mile Bridge and Spanish Harbor as they approach the main corridor area.

Components of the East Park, such as pavilions or shade structures can integrate the historic commercial and residential character of the island while keeping a small overall footprint. The park and enhanced corridor in general will also be a partner to the vital key deer areas and Conservation lands; appropriate positioning of park features will be important over time. The utilization of naturally occurring native plant species is also desirable in refining the character of the corridor. This is in consistent with the important native plants movement in many areas of the Florida Keys and South Florida.

Two options are presented for the East Park and are described in detail below.

Option 1

The environs of the proposed East Park lie within one of the key deer corridor areas extending through Sands subdivision. The boundaries of the key deer corridor area are defined in the Habitat Conservation Plan (HCP) and development is discouraged within

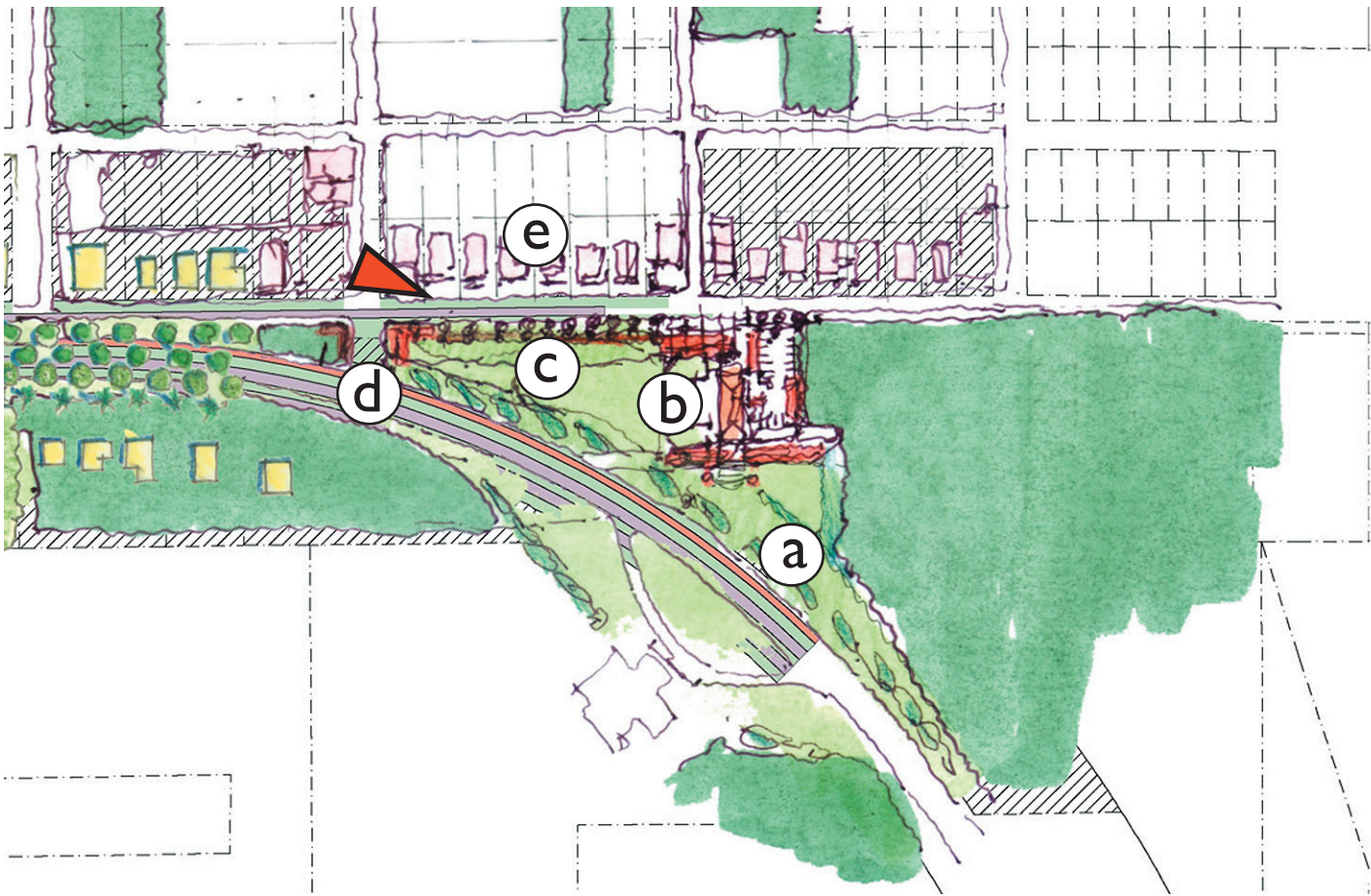


the deer corridor. The East Park is therefore envisioned as predominantly having a natural and passive quality. Nonetheless, it remains critical to maintain a gateway feature at the eastern portion and bookend the corridor, especially since this the "more important" of the two gateways, given that most visitors to Big Pine Key come from the north.

To this aim, it is proposed that a small portion of the westernmost tip of the park (where A Street meets US 1), be permitted for the development of an appropriate landmark/gateway feature. The majority of the park to the East is proposed to be given to open space, as suggested by the HCP. Details are as follows:

- a. The character of the East Park emphasizes long view corridors and soft, native planting to match the long approach sequence as US 1 bends toward the center corridor.
- b. A pavilion is proposed at the western point of the park, where A Street meets US 1. It is suggested that this structure be built in the Big Pine Key / Pigeon Key vernacular. The structure serves as a visual "pivot", terminating and redirecting views from both the southeastern approach and the western approach.
- c. Bracketed trellises form a physical 'gateway' for the East Park and connect the main corridor area, via a short trellis, with the pavilion and larger nature park and bordering the Key Deer habitat area to the East.
- d. The majority of the East Park is envisaged as a green area for passive recreation, in keeping with the Habitat Conservation Plan. The plantings are envisioned to include many of the native plant species on Big Pine Key.

Big Pine Key/US 1 Corridor Area Enhancement Plan

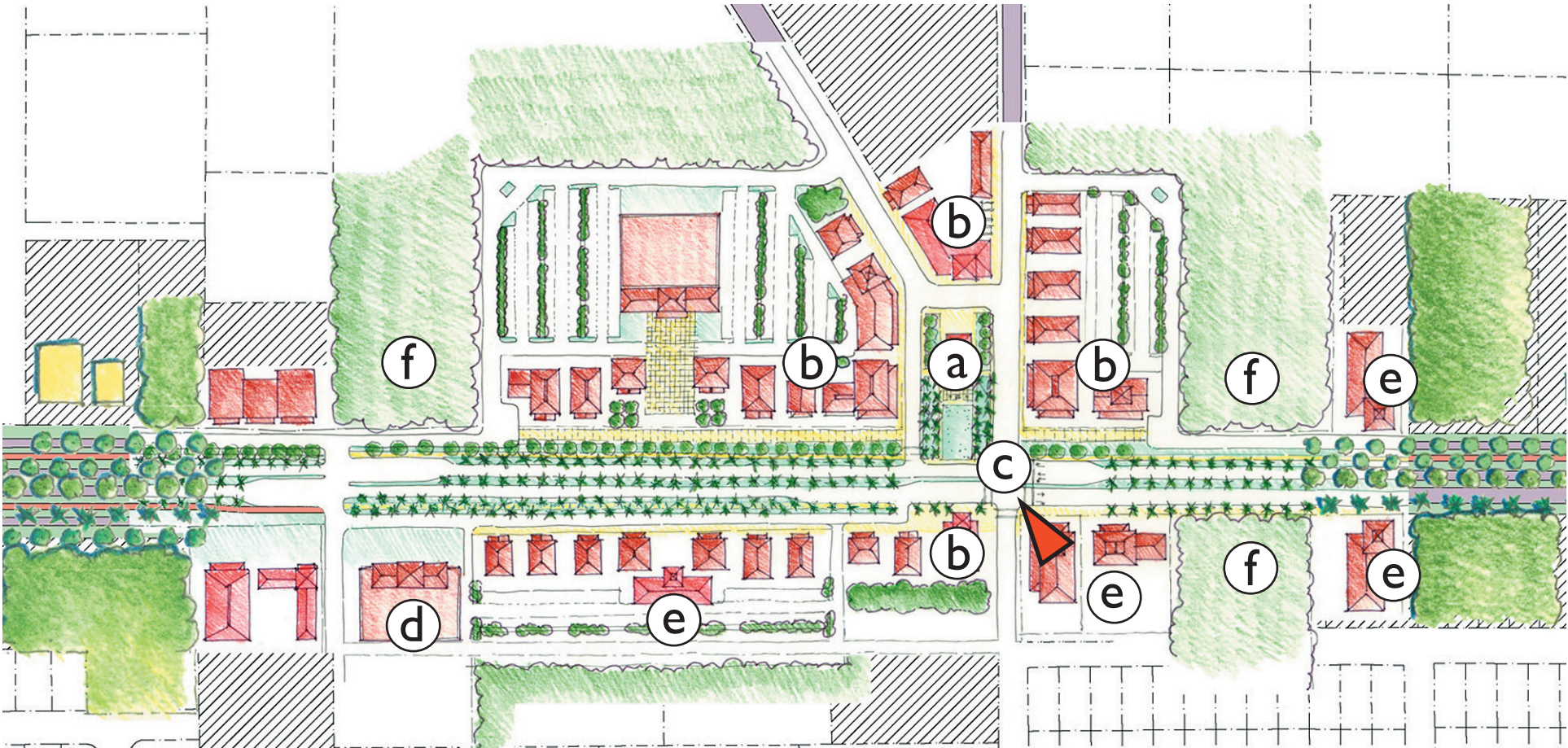


Option 2

The East Park would be the location for a more prominent community “welcome feature” setting the tone for an enhanced corridor and future revitalized village center.

- a. As with Option 1, soft planting is proposed along the approach on US 1 towards the main corridor.
- b. An appropriate structure is proposed at the head of the approach from the east, built in the Big Pine Key / Pigeon Key vernacular. The structure forms the visual terminus at the eastern end of the corridor as viewed from the West. The southern frontage also forms the terminated vista as viewed from the East.
- c. A long planted trellis would run parallel to a row of palms from the structure towards the main axis of the corridor. The Big Pine Key bike trail and pedestrian path would extend alongside the trellis and terminate within the Park.
- d. As with Option 1, bracketed trellises cap the eastern end of the US 1 Corridor, forming a gateway and marking the point the highway turns from the eastern approach into the actual corridor. This sheltering feature connects the main corridor area, via the linear trellis, with the larger park area off US 1 to the east.
- e. There are opportunities for the properties facing the East Park to be redeveloped and enhanced, employing the proposed Big Pine Key architectural vernacular. The low-impact, traditional character complements the park and supports the envisioned character of the corridor.

Big Pine Key/US 1 Corridor Area Enhancement Plan



Vision Plan Special Areas: The Village Center

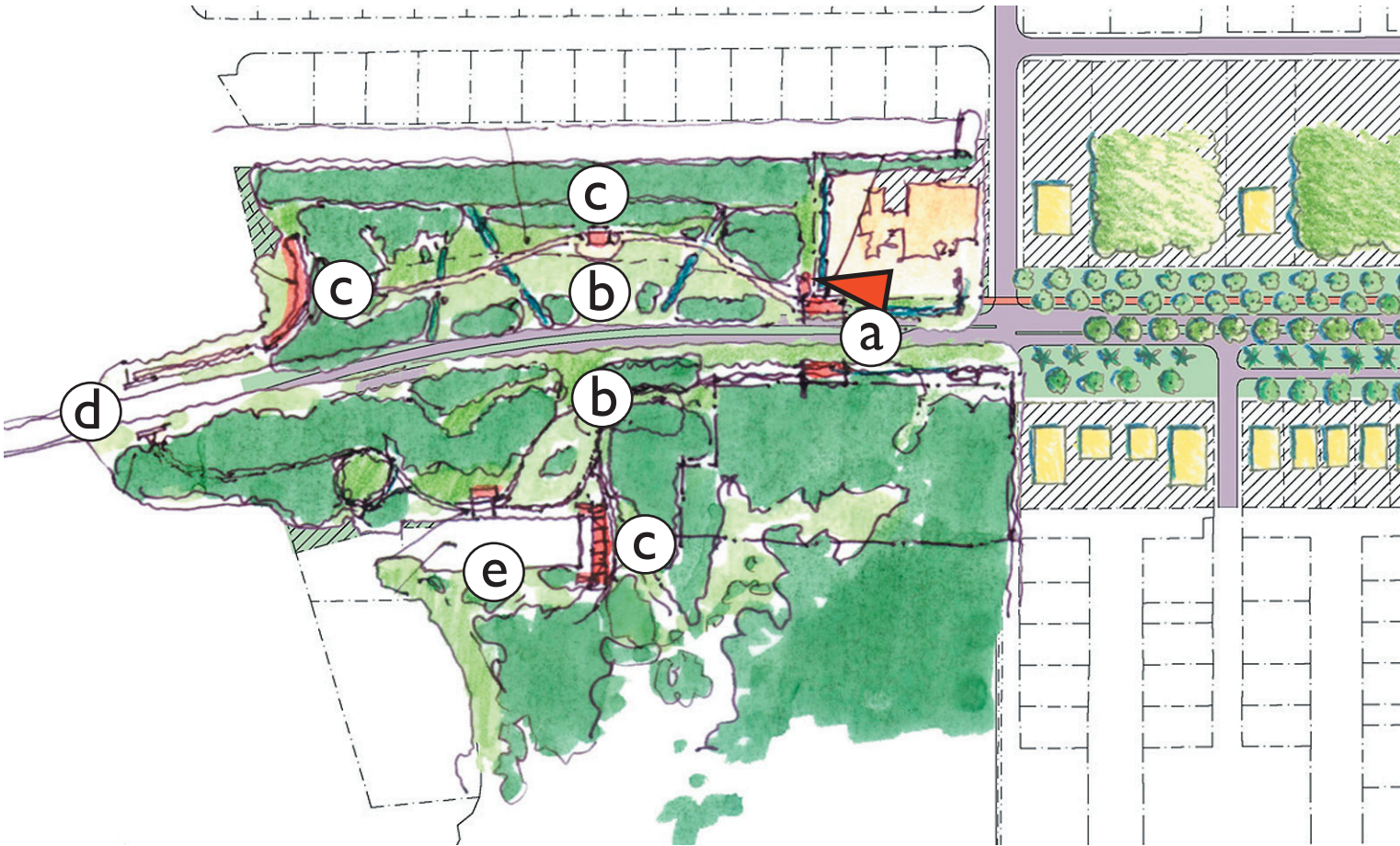
The area at the intersection of US 1, Key Deer Boulevard, Wilder Road and Chapman Street is the physical center of the corridor. No Name Key and the northern portions of Big Pine Key, including several residential communities and various nature/conservation reserves are largely accessed via this intersection. It is also currently the informal center of activity for the Big Pine Key Community, with several major retail, commercial and community uses within a quarter mile radius. The Big Pine Key Shopping Center is to the immediate north of the intersection, while the Flea Market and the Big Pine Neighborhood School are at the western edge. The Vision Plan shows how this position as the center may be strengthened as part of the overall image for Big Pine Key.

- a. Reconfiguration of the intersection, showing a new plaza and 4-way intersection at the traffic signal. The new arrangement resolves currently difficult circulation patterns at the intersection. Meanwhile, the plaza forms the center of a new Village Center with a landmark feature such as a small public building or formal statue as its focal point. The civic building may house the Post Office, the relocated Chamber of Commerce Visitor Center, or a combination of these and other community facilities.
- b. Redevelopment of the commercial sites on the north-western corner of US 1 and Key Deer Boulevard (including Eckerd and Scotty's), the office site north of the intersection (Marine Bank), the commercial and office sites on the north-eastern corner of US 1 and Wilder Road (including Century 21) and the site on the south-west corner of US 1 and Chapman Street. At each of the corners facing the plaza/intersection, building forms are proposed to help define the public space. Program for these buildings may include repositioning of current uses on these sites (the bank, for example, may be relocated to the same location at the head of the plaza/intersection). It is proposed that these buildings have ground floors devoted to retail use, while upper stories are assigned to office or live-work use. It becomes vital that these buildings comprise 2 or 3 stories and respond to the intent of creating a development focus for Big Pine Key along the corridor. It

will still be possible to accommodate a large format retail establishment within the Village Center. The building is proposed to be located towards the rear of the north-western corner of the Center. Parking is similarly proposed in the rear areas, between the retail pad and the developments fronting the plaza and away from the main corridor traffic. A community/civic building may occupy the site to the immediate south of the proposed plaza. This effectively bookends the intersection along its north-south alignment with civic uses.

- c. Safe pedestrian passage and visual aids. Providing clearly defined areas where pedestrians can cross is one of the main objectives of the Vision Plan. Special paving, and clearly marked crosswalks are all part of a design strategy that must be coordinated with vehicular flow concerns.
- d. Improvements to the Flea Market. The Flea Market is a cultural landmark on Big Pine Key. The present site, however, comprises several vacant lots. There is opportunity for a building to front the lot and anchor this corner site. This will extend the development edge along the corridor and serve as a permanent marquee for the market.
- e. Additional/Long-term infill development opportunities. In order to reinforce the desired character and scale of the fabric of this portion of the corridor, several sites are suggested as small-scale development opportunities.
- f. Existing Wetland/Hammocks/Conservation Areas. Minimal intervention is anticipated for these areas. The existing vegetative massing, supplemented by proposed landscaping along the US 1 right of way, is envisioned to extend the proposed development edge along the corridor.

Big Pine Key/US 1 Corridor Area Enhancement Plan



Vision Plan Special Areas: The West Park

Similar to the proposed East Park, the West Park forms a gateway on the corridor. In this instance, however, it is largely an 'exit gateway' for traffic leaving Big Pine Key and heading further south to the rest of the Lower Keys. As such, it is also vital that a lasting final impression of Big Pine Key is left with departing visitors. As with East Park and the overall landscape enhancements along the corridor, naturally occurring native plant species are to be utilized.

The West Park is a more activity-based, resident-oriented public amenity. Apart from serving as a buffer to eastbound traffic on US 1 and forming a gateway on this end of the corridor, the West Park is also ideally located for water based activities and famous Key sunsets.

- a. A double bracket trellis forms a gateway to the West Park. This mirrors the bracket trellises at the East Park; together, these park features anchor both ends of the US 1 through Big Pine Key, create finite visual boundaries and "bookend" the corridor with a unified image.
- b. The character of the West Park is loose and naturalized with hedgerows and tree rows which help to screen undesirable views of the highway traffic as well as screen and absorb vehicular noise.
- c. The park would be the western terminus for the enhanced Big Pine Key walking and biking trails with a development of shelters and public pavilions. A special arrangement is provided at the water's edge along North Pine Channel for viewing sunsets.

- d. The northern and southern portions of the West Park are connected via an extension of the enhanced biking and hiking trails through an underpass beneath US 1. This is located at the western tip of the park, past the proposed 'sunset viewing pavilion' and below where US 1 begins to rise in a viaduct to cross North Pine Channel.
- e. The West Park also includes a local secret: the Old Swimming Hole, which is located within a natural hammock area on the southern edge of US 1. It is an area that is not readily noticeable from the highway. Under these proposals, access to this feature from the areas north of the highway is envisioned to be via the underpass described above and may be integrated with the enhanced biking and walking trails on both sides of the highway. There would be special emphasis on new rest and shade pavilions appropriately positioned at the old swimming hole and along the trails as a gateway to the park.